

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
May 19, 2010**

CALL TO ORDER

A Regular meeting of the Planning and Zoning Commission was called to order at 6:02 PM, Wednesday, May 19, 2010, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Chairwoman Baker. Present were Commissioners Bill Yinger, Ken Keller, Town Planner Shannon Haydin, and Deputy Town Clerk Jennifer Dixon.

ROLL CALL

Deputy Town Clerk Dixon proceeded with the roll call and declared a quorum.

PLEDGE OF ALLEGIANCE

Chairwoman Baker led in the Pledge of Allegiance.

AGENDA ADOPTION

Chairwoman Baker called for amendments to the agenda. There were none. **Motion #1** by Commissioner Yinger, seconded by Commissioner Keller, to adopt the agenda as presented. Motion carried.

Approval of the Minutes

Chairwoman Baker called for approval of the May 5, 2010 minutes. The time for when the public comment period ended needed to be changed from 7:19pm to 6:19pm. **Motion #2** by Commissioner Yinger, seconded by Chairwoman Baker, to adopt the minutes as amended. Motion carried. Commissioner Keller abstained from the vote.

PUBLIC COMMENT

Chairwoman Baker opened the public comment portion of the hearing at 6:05 PM.
With no public comment it was closed at 6:05 PM.

RESPONSE TO PUBLIC COMMENT

None

NEW BUSINESS

A. Super 8 Motel, 530 North US Hwy 24, Comprehensive Sign Plan and Special Review Sign Permit Application.

Planner Haydin reviewed her staff report. The reason why they did not come to us when they were notified in October was due to the fact the letter went to the corporate office and the local management was not aware that they needed to get a sign permit to get the Super 8 signs into compliance.

Commissioner Keller asked about the chains hanging from the sign and if there was any plans to add a sign later.

Jerry Poilo's 530 North Highway 24 Super 8 Manager

The chains on the sign had a sign prior to his arrival, there was no intent to add any additional signs. He can remove them if necessary.

Staff recommended the approval of the Comprehensive Sign Plan and Special Review Sign Permit with the condition that no additional internally lit vinyl signs shall be placed on the property.

Motion #3 by Commissioner Keller, second by Commissioner Yinger to approve the Comprehensive Sign Plan and Special Review Sign Permit. Motion Carried.

B. Discussion on Main Street Zoning

Planner Haydin reviewed her staff report and explained that the Comprehensive Master Plan calls for the development of a form based code for Downtown. Specifically, it places the development of a form based code as an "immediate need". The conversation regarding form based code included discussion of "Smart Code" as a potential option. The underlying basis that Planner Haydin used to develop the "Main Street" zoning overlay is a combination of form based code and smart code. Form Based code for Main Street will protect the character of the neighborhood. It does not dictate design.

There was a discussion regarding the MS-1, MS-2, and MS-3 districts. It was decided to reverse the MS-3 and MS-1 districts to make an easier transition from B-1 to MS-1.

It is also planned that a walk through of this area may help the Commission gain perspective regarding the zones and what the town would like in those zones.

It was also discussed that there needed to be a "unification" of East Main Street and West Main Street.

Staff recommendation is to complete further revisions of the maps and proposed codes and then take a draft out for public comment.

OLD BUSINESS

A. Amendment to the Zoning Code Setting Specific Requirements for Landscape Plans.

Planner Haydin reviewed her staff report and discussed with the Planning and Zoning Commission the concern of Administration that the landscape code requirements should be more toward the private property and not the public right of way. After a brief discussion it was decided to move it forward to the Trustees.

Staff recommended approval of the ordinance to the Board of Trustees.

Motion #4 by Commissioner Yinger, seconded by Commissioner Keller to recommend approval of the ordinance to the Board of Trustees. Motion carried.

B. Zoning Code amendment to section 16-195 of the Buena Vista Municipal Code, which pertain to Planned Unit Developments and Subdivisions.

Planner Haydin went over her staff report regarding the Subdivision provisions and gave a copy of Commissioner Selby's comments to the attending Planning and Zoning members. After discussion the section was modified to read as follows:

Sec. 16-195. Subdivision provisions modification authorized.

It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards and requirements for various facilities, including but not limited to streets, highways, alleys, ~~utilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, storm drainage, water supply and distribution and sewage collection and treatment,~~ may be subject to modification from the specifications, standards and requirements established in the subdivision regulations and the zoning ordinance of the Town for like uses in other zone districts. Exceptions for utilities, storm drainage, and water supply and distribution are expressly prohibited. The Board of Trustees may, therefore, either at the time of zoning as a PUD or upon final platting under the Town's subdivision regulations, as requested by the applicant, ~~waive or~~ modify the

specifications, standards and requirements which would be otherwise applicable to the proposed development. (Prior code 17.13.060; Ord. 11-2001 §11)

Motion #5 by Commissioner Yinger, seconded by Commissioner Keller to recommended the above section as amended. Motion carried.

CHAFFEE COUNTY REPORT

Commissioner Yinger asked about the IGA. Planner Haydin gave a brief discussion of how Poncha Springs and Salida have paved the way with the language by adopting their IGA's. It's in the work plan to be done this year.

Chairwoman Baker asked if this is something Shannon will still have time for the in addition to the Main Street rezoning. We are currently waiting for Engineer Friedman's report on design; Engineer Friedman is currently awaiting an Auto Cad system for this. Her priority has been shifted towards Recreation Plan. It all depends on the priorities of the Board of Trustees.

STAFF REPORT

Zoning Compliance Technician LaGreca addressed the list of citizens that had violations and found several other new violations. Approximately 20 first warnings for 30 days have been sent out, a second letter will be sent out with an additional 15-day warning. Then if there are still no responses then there will be a summons. There was discussion of sending out a flyer a week before the "Town Clean Up Day" to help encourage the violators to clean up.

The goal at this time is to get the IGA completed by November 2010. The 60-days plan is to have a complete policy analysis on how to decrease the vacancy rate on East Main Street by looking at what other communities have done. The intent is to develop some sort of ordinance to address this.

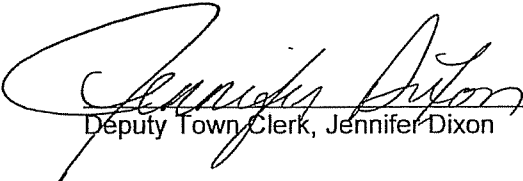
Planner Haydin will include the deadlines in her Town Planner report to the Trustees and will include those in the packets.

ADJOURNMENT

Motion #6 by Commissioner Keller, seconded by Commissioner Yinger, noting that there being no further business to come before the Board declared that the meeting be adjourned at 8:49 PM. Motion carried.

Respectfully submitted:


Evelyn Baker, Chairwoman


Deputy Town Clerk, Jennifer Dixon